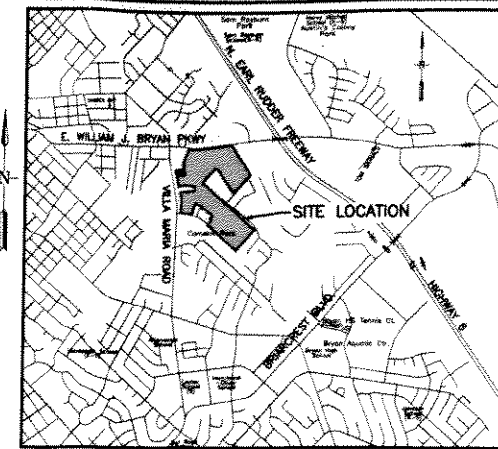




0 200 400 600  
SCALE IN FEET



VICINITY MAP  
NOT TO SCALE

#### GENERAL NOTES:

1. THIS REVISED MASTER PLAN SUPERSEDES THE MASTER PLAN OF BRIAR MEADOWS CREEK SUBDIVISION WHICH WAS APPROVED BY THE BRYAN PLANNING AND ZONING COMMISSION ON JULY 18, 2007.
2. PUBLIC INFRASTRUCTURE (I.E. FIRE HYDRANTS, STORM DRAINS) WILL BE DESIGNED, CONSTRUCTED AND DEDICATED IN ACCORDANCE WITH CITY OF BRYAN CODES, GUIDELINES AND SPECIFICATIONS.
3. MAXIMUM DWELLING UNITS LISTED IS FOR DETERMINING CAPACITY IN UTILITY LINES.
4. FIRE CODE REQUIREMENTS WILL BE MET.
5. IMPROVEMENTS AND INSTALLATION OF TRAFFIC SIGNAL TO THE U.S. POST OFFICE PROPERTY AND SIGNAL AT VILLA MARIA WILL BE CONSTRUCTED AS PART OF A DEVELOPMENT AGREEMENT BETWEEN BURTON CREEK DEVELOPMENT, L.P. AND THE CITY OF BRYAN.



PHASE	LAND USE	ACREAGE	MAX. DENSITY	MAX. EQUIVALENT DWELLING UNITS	ACTUAL DWELLING UNITS
1	SINGLE FAMILY/PATIO HOME	5.89 ACRES	7 D.U./AC.	41 UNITS	18 UNITS
2	SINGLE FAMILY/PATIO HOME	7.67 ACRES	7 D.U./AC.	53 UNITS	34 UNITS
3	COMMERCIAL/RETAIL/OFFICE/MULTIFAMILY	44.00 ACRES	15 D.U./AC.	332 UNITS	
4	SINGLE FAMILY/PATIO HOME/TOWNHOMES	6.58 ACRES	7 D.U./AC.	46 UNITS	
5	SINGLE FAMILY/PATIO HOME	5.80 ACRES	7 D.U./AC.	40 UNITS	
6	SINGLE FAMILY/PATIO HOME	3.96 ACRES	5 D.U./AC.	20 UNITS	
7	SINGLE FAMILY/PATIO HOME	3.98 ACRES	5 D.U./AC.	20 UNITS	
8	SINGLE FAMILY/PATIO HOME	5.13 ACRES	7 D.U./AC.	35 UNITS	
TOTAL		83.01 ACRES		587 UNITS	

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MASTER PLAN  
REVISION #2

BRIAR MEADOWS CREEK  
83.01 ACRES OF LAND  
IN THE JOHN AUSTIN SURVEY, A-2  
BRYAN, TEXAS



PROJECT NUMBER

7031

FILE NAME: 7031-MP06-MYLAR

SHEET: 1 of 1